

APPLICATION # A-2021-0208
WARD #2

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **HEART LAKE MAYFIELD INDUSTRIAL GP INC.** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Block 5, Plan 43M-2107, Part 6, Plan 43R-39991 municipally known as **20 NEWKIRK COURT**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit a minimum interior side yard setback of 1.5m (4.92 ft.) whereas the by-law requires a minimum interior side yard setback of 2.0m (6.56 ft.);
2. To permit a retaining wall to be located within the required minimum landscape open space area whereas the by-law does not permit a retaining wall to be located within the required minimum landscape open space area.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO
Application for Consent: NO

File Number: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, October 5, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

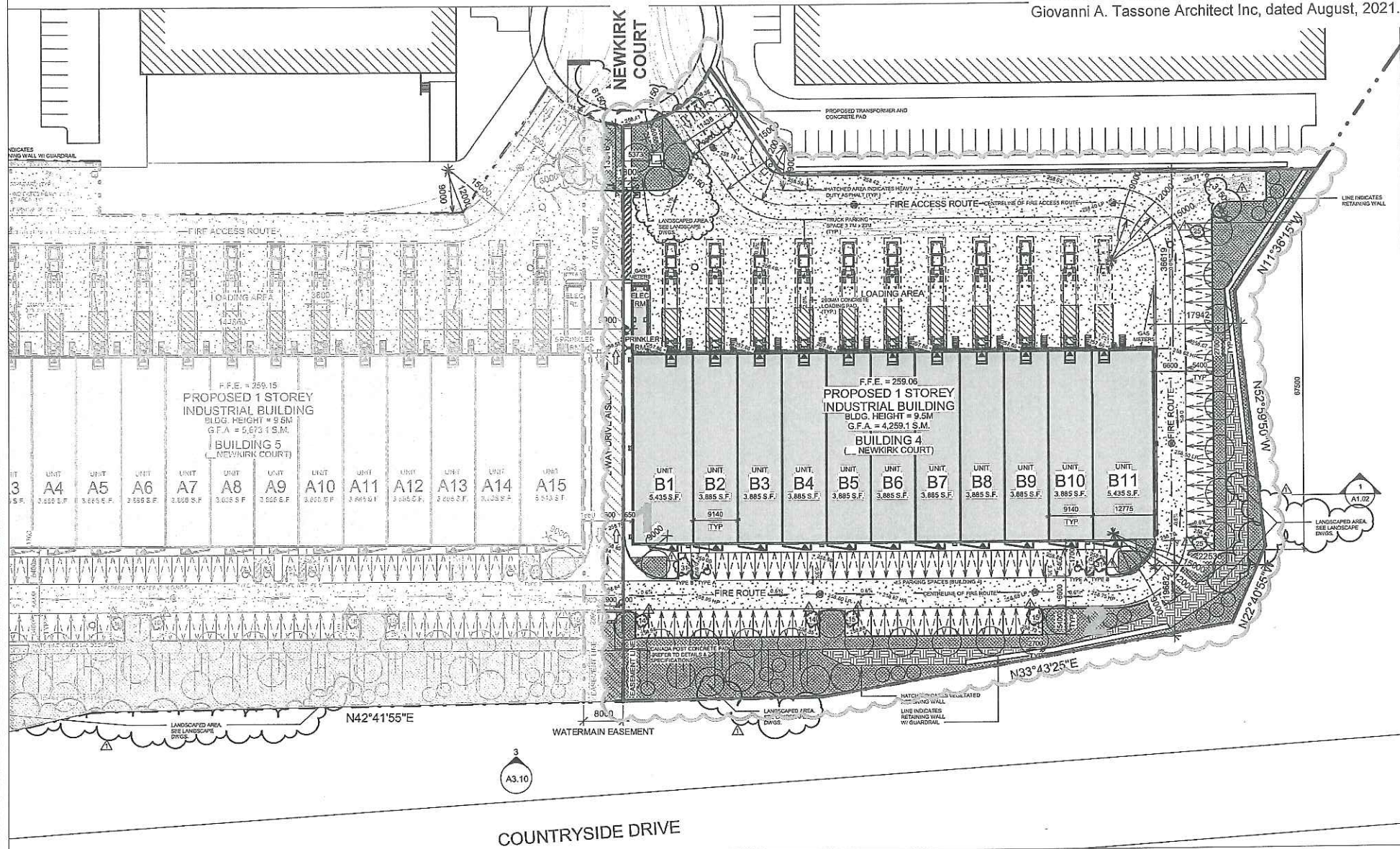
PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 23rd Day of September, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall, 2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

Information is based on Site Plan Drawing prepared by
Giovanni A. Tassone Architect Inc, dated August, 2021.



KEYMAP



SUBJECT SITE N.T.S.

Statistics Overview

Site Area: 1.38 ha (3.41 acres)
Industrial Building 4 G.F.A.: 4,259.10m² (45,844.57ft²)
Proposed Building Height: 9.5m
Parking Spaces Required: 71 spaces
Parking Spaces Provided: 85 spaces
Loading Spaces Required: 2 spaces
Loading Spaces Provided: 11 spaces

MINOR VARIANCE PLAN PROPOSED SITE PLAN INDUSTRIAL DEVELOPMENT (BUILDING 4)

20 NEWKIRK COURT
BLOCK 5, REGISTERED PLAN 43M-2107,
PART 6, REGISTERED PLAN 43R-39991
CITY of BRAMPTON, REGION of PEEL
SITE PLAN #: SPA-2021-0135

MINOR VARIANCES

- To permit a minimum interior side yard setback of 1.50 metres whereas the By-law requires a minimum interior side yard setback of 2.0 metres;
- To permit a retaining wall within the minimum landscape open space area whereas the By-law does not permit a retaining wall within the minimum landscaped open space area.

LEGEND



PROPERTY BOUNDARY



MINOR VARIANCES

P.N.: 20.2767

Date: September 3, 2021

Scale: N.T.S.

Revised:

Drawn By: D.S.

File No.: PN 2767_CofA_Plan



21 Queen Street East
Suite 500
Brampton, ON
L6W 3P1
P (905) 796 - 5790

GWD
Giovanni A. Tassone Architect Inc
Toll Free
1 (855) 771-7266
www.gwdplanners.com

3601 Highway 7 East
Suite 310
Markham, ON
L3R 0M3
P (905) 477 - 6556

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures
How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Friday, October 1, 2021**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Friday, October 1, 2021**.
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, October 1, 2021**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

September 7, 2021

GWD File:
20.2767.00 COA

The Corporation of the City of Brampton
2 Wellington Street West
City of Brampton, Ontario
L6Y 4R2

A-2021-0208 AWS A-2021-0209

Attention: Ms. Jeanie Myers
Secretary-Treasurer, Committee of Adjustment

Subject: Application to the Committee of Adjustment – Minor Variance
Northeast Corner Heart Lake Road and Countryside Drive
20 and 25 Newkirk Court
Part of Lot 16, Concession 3, E.H.S.
Part of Blocks 5, 6 of 43M-2107
Parts 6, 7, 16, 17 of 43R-39991
City of Brampton, Ontario
City Related File: SPA-2021-0135
Ward 2

Dear Jeanie:

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Heart Lake Mayfield Industrial GP Inc., the legal Registered Owner of the lands municipally known as 20 and 25 Newkirk Court located northeast of Heart Lake Road and Countryside Drive in the City of Brampton.

The subject lands are comprised of two (2) parcels which have a combined total area of approximately 3.44 hectares and a road frontage of 45.63 metres along the south side of Newkirk Court. Together they comprise of two employment blocks that form the southern limits of the greater industrial Plan of Subdivision 43M-2107 which was registered on June 9, 2021.

1.0 Preliminary Policy and Zoning Review

The subject lands are designated 'Industrial' in the 2006 City of Brampton Official Plan. The Industrial designation provides for the development of light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing and distribution. Corporate head offices and high performance industrial uses such as research and development facilities are also permitted. Non-industrial uses are strictly controlled as they are intended to provide a supporting role to the local employment base.

GAGNON WALKER DOMES LTD.

21 Queen Street East, Suite 500 • Brampton ON Canada L6W 3P1 • P: 905-796-5790
3601 Highway 7 East, Suite 310 • Markham ON Canada L3R 0M3 • P: 905-477-6556
www.gwdplanners.com • Toll Free: 1-855-771-7266

**CONFIDENTIALITY
CAUTION**

This document is Consultant-Client privileged and contains confidential information intended only for person(s) named above. Any distribution, copying or disclosure is strictly prohibited. If you have received this document in error, please notify us immediately by telephone and return the original to us by mail without making a copy.



The subject lands are designated '*Prestige Industrial*' within the Countryside Villages Secondary Plan (Area 48a). The Prestige Industrial designation permits a broad range of industrial uses including but not limited to research and development facilities, manufacturing and processing, assembling, packaging, repairing, fabricating, warehousing and distribution. The designation also permits office uses, hotels, conference/convention centres, business support services, restaurants and ancillary commercial and retail intended to serve the employment area.

Comprehensive Zoning By-law 270-2004; as amended; zones the subject lands '*Industrial One – Sections 2537 (M1-2537)*'. Amongst other zoning standards including structural setbacks, landscape open space requirements, and open storage, Section 2537 regulates the use of the lands for industrial and non-industrial purposes.

2.0 Overview of the Development Proposal

The Registered Owner is desirous of developing the subject lands with two (2) multi-unit small bay industrial buildings which together will form a future Standard Plan of Condominium intended to facilitate the sale of units within the buildings to individual owners. Parking and landscape areas will form the common elements. The following is a brief summary of the proposed condominium (**Appendix 1**):

20 Newkirk Court

- Site Area – 1.38 ha
- Building Gross Floor Area (GFA) – 4,259 m²
- Building Height – 9.5 m
- Total Units – 11
- Vehicular Parking Spaces – 85 (4 Barrier Free)
- Loading Spaces – 11

25 Newkirk Court

- Site Area – 2.06 hectares
- Building Gross Floor Area (GFA) – 5,673 m²
- Building Height – 9.5 m
- Total Units – 15
- Vehicular Parking Spaces – 108 (8 Barrier Free)
- Loading Spaces – 15

On February 2, 2021 the Registered Owner filed a Pre-Consultation Application with the City of Brampton Planning & Development Services Department (City File: PRE-2021-0019). The mandatory preliminary meeting took place on February 16, 2021. Both City and TRCA Staff expressed general support (in principle) for the development proposal.

More recently a formal Site Plan Approval Application was filed on June 8, 2021 (City File: SPA-2021-0135). First submission comments were issued on August 5, 2021. A comprehensive resubmission responding to commentary is expected to be filed before the end of the September 2021.



Typically a City of Brampton Site Plan Approval Application for new construction takes on average 6 to 8 months to process following the completion of the mandatory Pre-Consultation Application process. On the assumption that all circulation comments issued by the authorities having jurisdiction (i.e. City of Brampton, Peel Region, TRCA, MTO) can be satisfactorily addressed and subject to completing necessary administrative requirements it is estimated that final Site Plan Approval will be issued before the end of Q4-2021 (December 2021).

3.0 Minor Variance Application

In order to achieve the above mentioned milestone zoning compliance is required. GWD is pleased to submit the attached Applications to the Committee of Adjustment to permit the following Variances:

20 Newkirk Court

1. To permit a minimum interior side yard setback of 1.50 metres whereas the By-law requires a minimum interior side yard setback of 2.0 metres;
2. To permit a retaining wall within the minimum landscape open space area whereas the By-law does not permit a retaining wall within the minimum landscaped open space area.

25 Newkirk Court

1. To permit a maximum building setback of 45.0 metres from Countryside Drive whereas the By-law permits a maximum building setback of 20.0 metres from Countryside Drive, for a lot abutting Heart Lake Road.

In support of each Application we submit the following:

- One (1) copy of the Completed Application Form inclusive of Appointment and Authorization Form and Permission to Enter Form;
- One (1) copy of the following covering letter;
- One (1) copy of a Plan (8½"x14") highlighting the requested Variances dated September 3, 2021; and
- One (1) cheque in the amount of \$2,560.00 made payable to the "Treasurer, City of Brampton".

4.0 The Four Tests

Pursuant to Section 45(1) of the Planning Act, a Minor Variance Application must satisfy all 'Four Tests' as follows:

1. Does the Variance conform to the intent of the Official Plan?
2. Does the Variance conform to the intent of the Zoning By-law?
3. Is the proposal desirable for the appropriate development or use of the lands?
4. Is the proposal minor in nature?



Test 1 – Does the Minor Variance Conform to the Intent of the Official Plan?

The combined Variances are performance related as opposed to land use and as such do not impact or conflict with the goals and objectives of the Brampton Official Plan or Secondary Plan. The Site Plan illustrates how the subject lands can accommodate each building and contribute towards the ultimate build out of the plan of subdivision.

The requested Variances are considered to conform to the general intent of the City Official Plan and area Secondary Plan.

Test 2 – Does the Minor Variance Conform to the Intent of the Zoning By-Law?

The requested Variances can be divided into three (3) regulations: retaining walls, interior side yard setback, and maximum building setback.

Retaining Walls (20 Newkirk Court – Variance #2)

According to Zoning By-law 270-2004:

“Landscaped Open Space” shall mean an unoccupied area of land which is used for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation, and may include a surfaced walk, patio, screening, pool or similar visual amenity, but shall exclude any driveway, ramp, car parking or loading area, curb, retaining wall, or any covered space beneath or within any building or structure.

In support of the Site Plan Application detailed landscaping and grading plans have been submitted. On account of grade challenges retaining walls have been deemed necessary along the southern and eastern limits of the subject lands adjacent to the highway corridor and Countryside Drive. The intent of limiting retaining walls within landscaped open spaces areas is to ensure maximum potential for greenspace. The presence of the retaining wall within the select areas will not hinder the ability to provide adequate landscaping on the property.

Interior Side Yard Setback (20 Newkirk Court – Variance #1)

The general intent and purpose of the Zoning By-law in regulating minimum interior side yard setbacks is to ensure that there is sufficient space to maintain a building, provide rear yard access, allow room to access public utilities, and to provide separation distances between abutting uses. Provided the uses on adjacent lands are similar reduced interior landscaped open space areas and structural setbacks is common within industrial zones.

M1-2537 requires a minimum interior side yard setback of 3.0 metres. The proposed buildings are separated by a two-way 6.60 metre driveway and two (2) 1.65 metre wide pedestrian sidewalks for a combined width of 9.90 metres. Despite the eastern building being sited closer to the interior lot line, 20 and 25 Newkirk Court will form one Condominium Corporation and function as one whole lot regardless of the interior



property line. Sufficient space is provided between buildings for maintenance, access, and Building Code compliance.

Maximum Building Setback (25 Newkirk Court – Variance #2)

The general intent and purpose of the Zoning By-law regulating the maximum setback from a lot line abutting a certain street is to ensure that a building's prominence is the focus of the streetscape.

M1-2537 requires that for a lot that abuts Heart Lake Road, at least one (1) building located on the lot shall be setback a maximum 20.0 metres from Countryside Drive. The intersection of Heart Lake Road and Countryside Drive is situated at a much lower elevation than the subject lands (approximately ~5.0 metres). Grading challenges and the siting of the proposed building does not allow for compliance with the zone standard without sacrificing a significant number of parking spaces, vehicular circulation, and landscaped open space. Based on the size development and the variation in grades the building setback is not anticipated to have a negative impact on the right-of-way.

The Variances are considered to conform to the general intent of Zoning By-law No. 270-2004.

Test 3 – Is the Minor Variance Desirable and Appropriate for the Area?

The industrial proposal is permitted in the Official Plan, Secondary Plan and Zoning By-law. The Variances will assist in implementing the municipality's vision for the subject lands and the surrounding area. They will facilitate the development of a well-designed contemporary employment complex which will contribute to the urbanization of this area of the City.

The requested Variances are not excessive or out of character with area context. The Variances do not jeopardize the character or functionality of the surrounding area nor will they negatively affect the streetscape. Related items including site servicing, grading, landscaping, building materials and aesthetics are to be finalized as part of the Site Plan Approvals process.

The Variances are considered desirable and appropriate for the area.

Test 4 – Is the Minor Variance Minor in Nature?

When viewed either individually or collectively, the Variances, as requested, result in the orderly development of the lands. No significant on-site or off-site impacts are anticipated from the requested Variances. Subject to completing the Site Plan Approval Applications, the requested Variances are minor in nature.

5.0 Conclusion

The Minor Variance Applications have been filed for the purposes of facilitating the development of the subject lands for industrial purposes. The requested Variances



have been reviewed in the context of the relevant provisions of the *Planning Act*. We are of the opinion that the Variances satisfy the four (4) tests and can be supported from a land use and policy perspective and represent good planning. We respectfully request that they be approved by the Committee of Adjustment.

Should you require additional information or have any questions, please do not hesitate to contact the undersigned.

Yours truly,

Marc De Nardis, B.U.R.P.I., M.C.I.P., R.P.P.
Planning Associate
mdenardis@gwdplanners.com

C.c. Berkshire Axis Development
M. Gagnon, Gagnon Walker Domes Ltd.

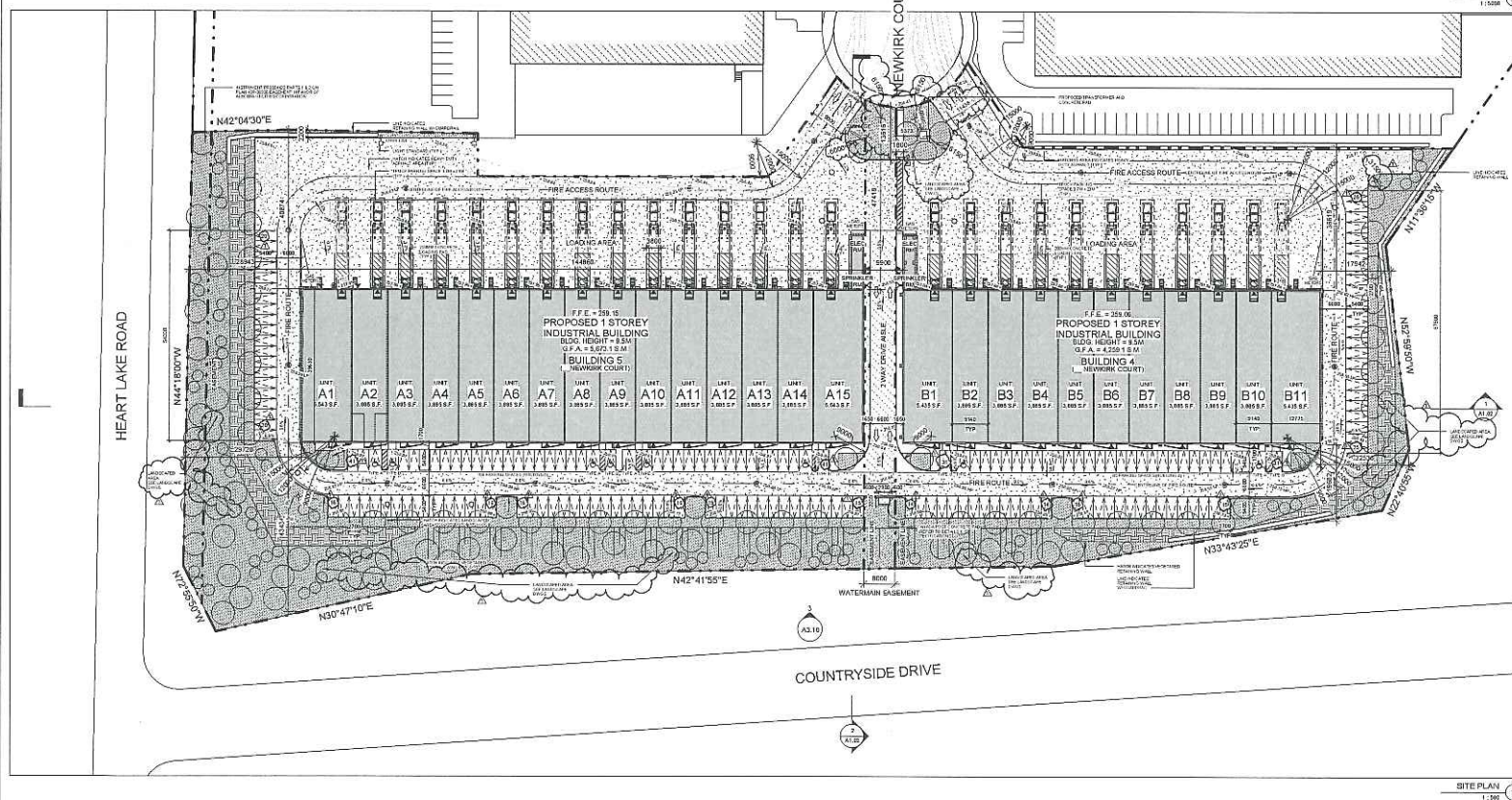
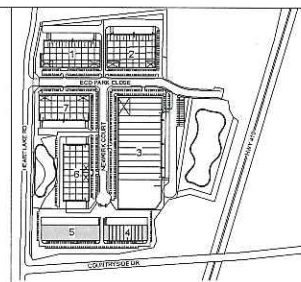


APPENDIX 1

GENERAL NOTES

[illegible]BUILDING STATISTICS

AREA	S.M.
BUILDING NO. 3 AREA:	4,308 S.M.
EXCLUSIONS:	48.2 S.M.
BUILDING NO. 3 GFA:	4,351.1 S.M.
BUILDING NO. 5 AREA:	5,722 S.M.
EXCLUSIONS:	48.5 S.M.
BUILDING NO. 5 GFA:	5,771.1 S.M.
BUILDING NO. 4 HEIGHT:	3.5 M.
BUILDING NO. 5 HEIGHT:	3.5 M.
BUILDING NO. 4 CLASSIFICATION	O.B.C. 3.2.2
BUILDING NO. 5 CLASSIFICATION	O.B.C. 3.2.2

AGE STATISTICS[illegible]

¹ The findings, conclusions, and recommendations of this study are those of the authors and do not necessarily reflect the views of the U.S. Environmental Protection Agency. The authors thank the following individuals for their assistance in the completion of this study: David B. Johnson, David L. Johnson, and David L. Johnson.

Signature: Giovanni A. Tassone
Giovanni A. Tassone

NOT ISSUED FOR
CONSTRUCTION

[illegible]

01/09/21	02	ISSUED FOR SITE PLAN REVIEW
08/04/21	01	ISSUED FOR SITE PLAN REVIEW
Date	No.	Description
Date Issued		
Issue Date		



Architect: In
GIOVANNI A. TASSONE
10120 Via S. Giovanni, 10120
Tel. 02 57 50 01 01
Fax 02 57 50 01 02

HEART LAKE RD
BLDGS 4 & 5

NEWKIRK COURT

Sheet No. 21018	Date As indicated
Owner HA	Designer GAT
Rev SITE PLAN	Drawn by

A1.01

How: This theorem is the property of the \log function: they can be "distributed" over a multiplication. Inverse of this theorem: they can be "distributed" over a division.

Signature _____ Giovanni A. Tassone

[illegible]

Revised:

[illegible]

08/08/21	21	ISSUED FOR SITE PLAN REVIEW
Date	No.	Description
Date issued		
Issue Date		

SCENARIO ASSOCIATES
OF
ARCHITECTS
GEORGE A. FALLORE
FICHT
RUE

Architect:
GIOVANNI A. TASSONE

HEART LAKE RD
BLDGS 4 & 5

2520

NEWKIRK COURT

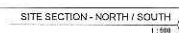
Project: 21018 Date: 1 : 500

Drawn by HA	Passed by GAT
-----------------------	-------------------------

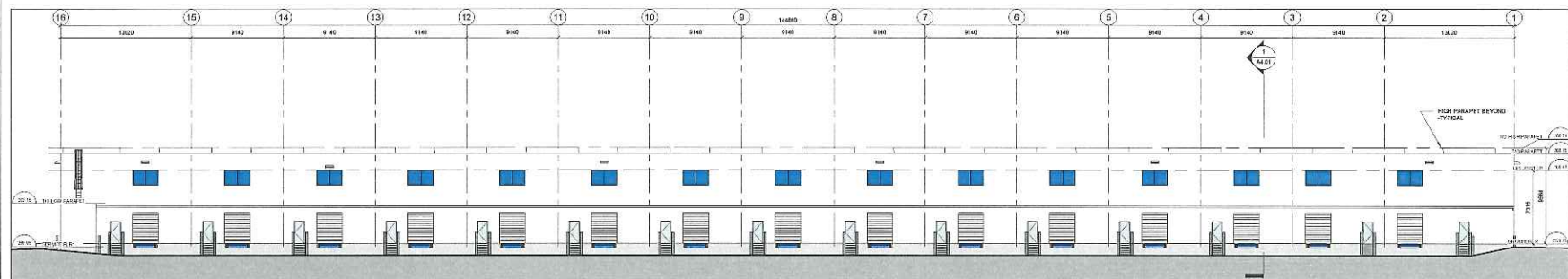
SITE SECTIONS

A1.02

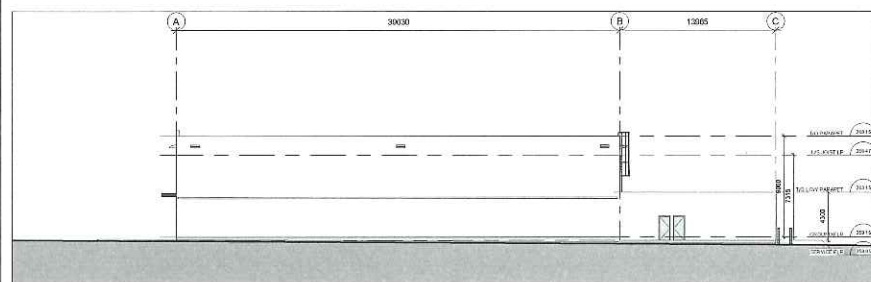
None. The drawings are property of the Artist and may not be reproduced without the written consent of the Artist. The Contractor is responsible for making any drawings and drawings of the project. Information is to be collected and prepared by the contractor only.



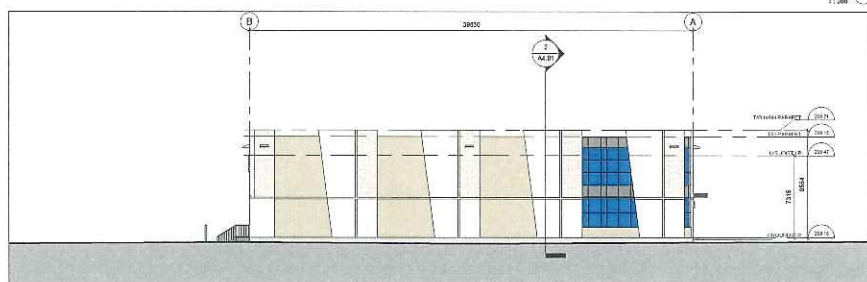
Read The drawings in progress of the Archival and records management framework for the Government of the Archipelago. The Commission's responsibility for making use of work and the management of the project of development in the Archipelago and the project of work in the Archipelago.



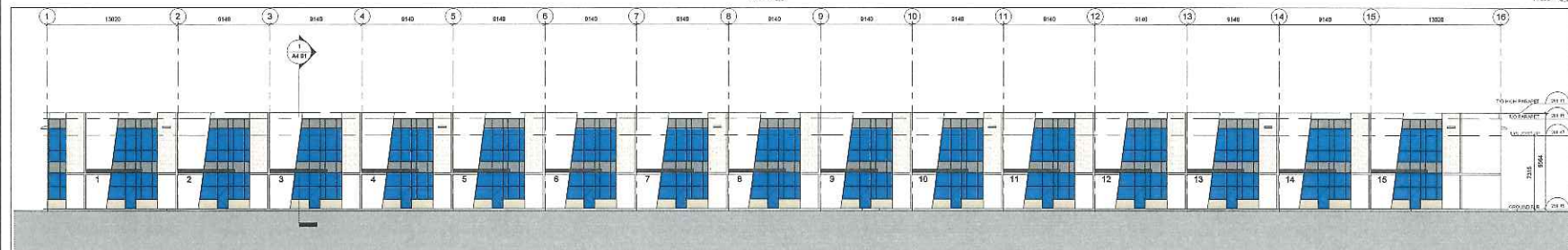
NORTH ELEVATION
1:200 4



EAST ELEVATION
1:200 3



WEST ELEVATION
1:200 2



SOUTH ELEVATION
1:200 1

For the purpose of this drawing, the owner has provided the necessary information and the architect has verified the same. The architect is not responsible for the accuracy of the information provided by the owner. The architect is not responsible for the accuracy of the information provided by the owner.

NOT ISSUED FOR
CONSTRUCTION

Revisions

000001 01 ISSUED FOR SITE PLAN REVIEW
Date Issued
Issue Date



Architect Inc.
GIOVANNI A. TASSONE

HEART LAKE RD
BLDG 4 & 5

NEWKIRK COURT

21018 1:200

HA GAT

ELEVATIONS BLDG 5

A3.01

Scale: 1/8" = 1'-0"

Plan. The drawing is the property of the customer and may contain confidential information. The information contained in the drawing is the property of the customer and may contain confidential information. The information contained in the drawing is the property of the customer and may contain confidential information.

FILE NUMBER: A-2021-0208

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1.

Name of Owner(s)

Heart Lake Mayfield Industrial GP Inc.

Address

75 Scarsdale Road, Suite 201

Toronto, Ontario

M3B 2R2

Phone #

(416) 485-7860 x120

Fax #

(416) 485-2701

Email

lmarlowe@berkshireaxis.com

2.

Name of Agent

Gagnon Walker Domes Ltd.

Address

21 Queen Street East, Suite 500

Brampton, Ontario

L6W 3P1

Phone #

(905) 796-5790 x257

Fax #

(905) 796-5792

Email

mdenardis@gwdplanners.com

3.

Nature and extent of relief applied for (variances requested):

Variance #1 - To permit a minimum interior side yard setback of 1.50m whereas the By-law requires a minimum interior side yard setback of 2.0m.

Variance #2 - To permit a retaining wall within the minimum landscape open space area whereas the By-law does not permit a retaining wall within the minimum landscaped open space area.

4.

Why is it not possible to comply with the provisions of the by-law?

M1-2537.2 (6) b. requires a minimum interior side yard setback of 2.0m.

Section 5.0, Landscaped Open Space excludes retaining walls.

5.

Legal Description of the subject land:

Lot Number

16

Plan Number/Concession Number

Part of Block 5 Plan 43M-2107, Part 6 of 43R-39991, Concession 3 E.H.S.

Municipal Address

20 Newkirk Court

6.

Dimension of subject land (in metric units)

Frontage

~23m

Depth

~118m

Area

1.38Ha

7.

Access to the subject land is by:

Provincial Highway

☐

Seasonal Road

☐

Municipal Road Maintained All Year

☒

Other Public Road

☐

Private Right-of-Way

☐

Water

☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

Vacant.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Industrial Building (GFA) – 4,259m²
Proposed Building Height – 9.5m
Parking Provided – 85
Loading Provided – 11

+

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback	N/A
Rear yard setback	N/A
Side yard setback	N/A
Side yard setback	N/A

PROPOSED

Front yard setback	47.41m
Rear yard setback	19.68m
Side yard setback	17.94m (East)
Side yard setback	1.65m (West)

10. Date of Acquisition of subject land: July 2021
11. Existing uses of subject property: Vacant, lands are planned and being developed for an industrial subdivision.
12. Proposed uses of subject property: Prestige Industrial
13. Existing uses of abutting properties: Industrial (North), Countryside Drive (South), Highway Corridor (East), Industrial (West)
14. Date of construction of all buildings & structures on subject land: Building construction tentatively scheduled for Spring 2022
15. Length of time the existing uses of the subject property have been continued: N/A

16. (a) What water supply is existing/proposed?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well | <input type="checkbox"/> | |
- (b) What sewage disposal is/will be provided?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic | <input type="checkbox"/> | |
- (c) What storm drainage system is existing/proposed?
- | | | |
|---------|-------------------------------------|-----------------------|
| Sewers | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/> | |
| Swales | <input type="checkbox"/> | |

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☒ No ☐

If answer is yes, provide details: File # 21T08C12B, B15-006 Status Approved

18. Has a pre-consultation application been filed?

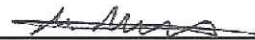
Yes ☒ No ☐

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☒ No ☐ Unknown ☐

If answer is yes, provide details:

File #	<u>A-2021-0103</u>	Decision	<u>Approved</u>	Relief	<u>To permit a reduced lot width.</u>
File #	<u></u>	Decision	<u></u>	Relief	<u></u>
File #	<u></u>	Decision	<u></u>	Relief	<u></u>


Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton

THIS 07 DAY OF September, 2021.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Marc De Nardis OF THE City OF Vaughan

IN THE Region OF York SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton

IN THE Region OF

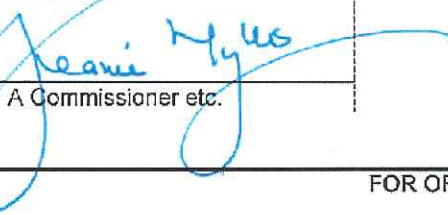
Peel THIS 07 DAY OF

September, 2021.

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.


Signature of Applicant or Authorized Agent

Submit by Email


A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

M1-2535 & M1-2536

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

L Barbuto

Zoning Officer

September 7, 2021

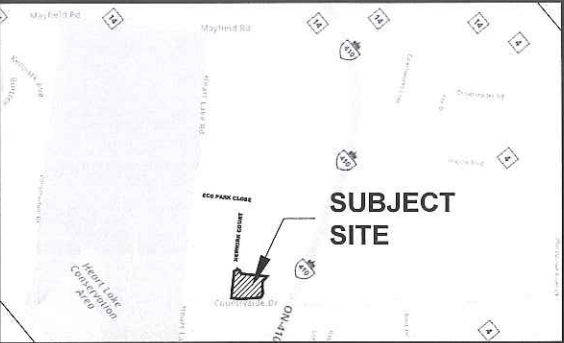
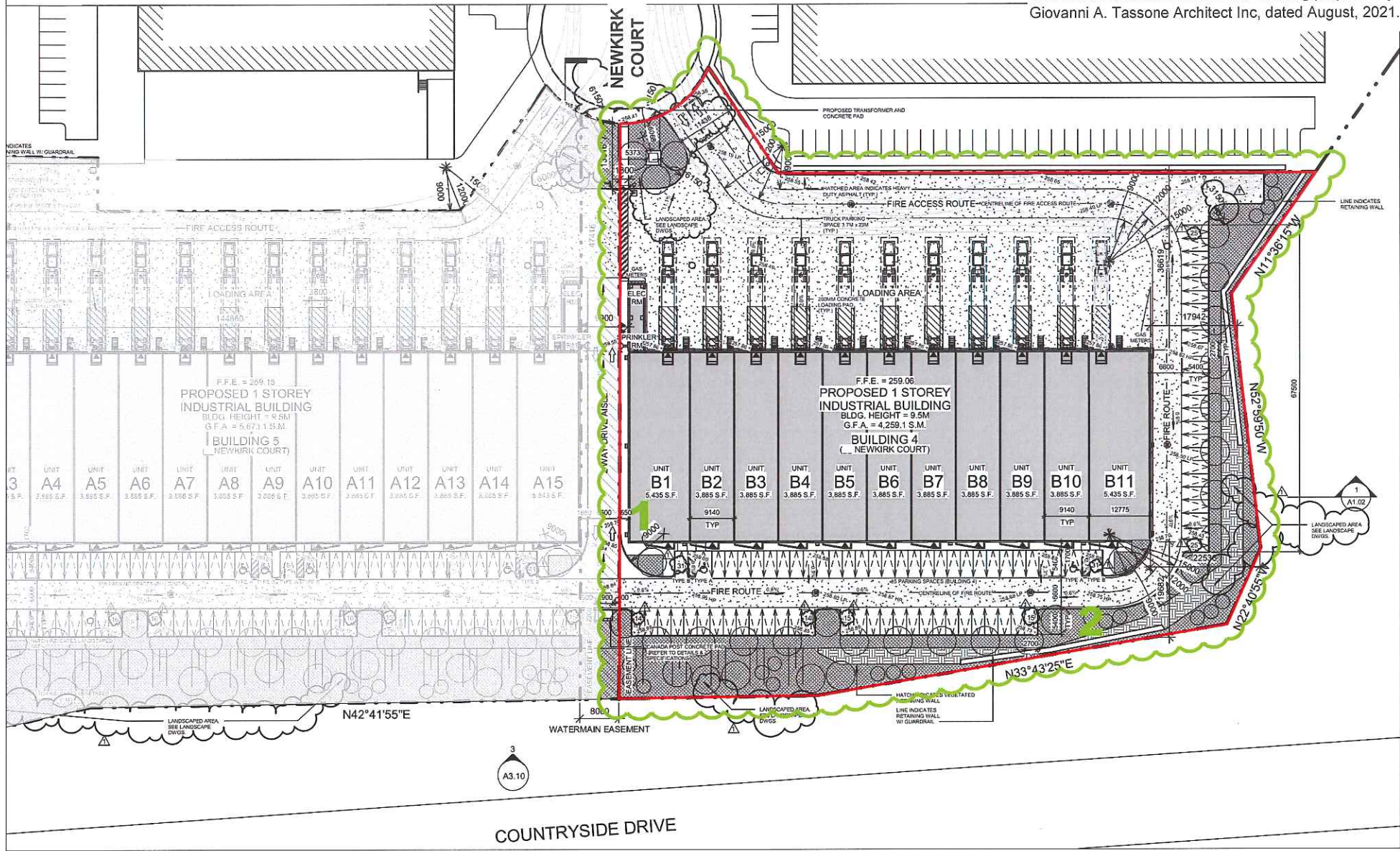
Date

DATE RECEIVED

Date Application Deemed
Complete by the Municipality

Sept 7, 2021
Sept 7, 2021

Information is based on Site Plan Drawing prepared by Giovanni A. Tassone Architect Inc, dated August, 2021.



KEYMAP **SUBJECT SITE** N.T.S.

Statistics Overview

Site Area: 1.38 ha (3.41 acres)

Industrial Building 4 G.F.A.: 4,259.10m² (45,844.57ft²)

Proposed Building Height: 9.5m

Parking Spaces Required: 71 spaces

Parking Spaces Provided: 85 spaces

Loading Spaces Required: 2 spaces

Loading Spaces Provided: 11 spaces

**MINOR VARIANCE PLAN
PROPOSED SITE PLAN
INDUSTRIAL DEVELOPMENT
(BUILDING 4)
20 NEWKIRK COURT
BLOCK 5, REGISTERED PLAN 43M-2107,
PART 6, REGISTERED PLAN 43R-39991
CITY of BRAMPTON, REGION of PEEL
SITE PLAN #: SPA-2021-0135**

LEGEND

PROPERTY BOUNDARY

1-2 MINOR VARIANCES

MINOR VARIANCES

- To permit a minimum interior side yard setback of 1.50 metres whereas the By-law requires a minimum interior side yard setback of 2.0 metres;
- To permit a retaining wall within the minimum landscape open space area whereas the By-law does not permit a retaining wall within the minimum landscaped open space area.

P.N.: 20.2767	Date: September 3, 2021
Scale: N.T.S.	Revised:
Drawn By: D.S.	File No.: PN 2767_CofA_Plan

21 Queen Street East
Suite 500
Brampton, ON
L6W 3P1
P (905) 796 - 5790

Toll Free
1 (855) 771-7266
www.gwdplanners.com

3601 Highway 7 East
Suite 310
Markham, ON
L3R 0M3
P (905) 477 - 6556

A-2021-0208
A-2021-0209
A-2021-0210
A-2021-0211
A-2021-0212
A-2021-0213
A-2021-0214

a
H1

b

